BLOCK 246 N90 FT OF LOT 7
IN OR 1992/1330
CITY OF FDNA BEACH

CLARK BLAIR & KAY
85 SEDGEWOOD CT
FAIRVIEW, NC 28730

2025

00-00-31-1800-0246-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

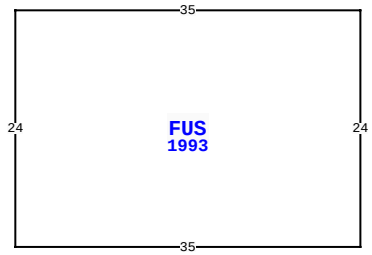
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

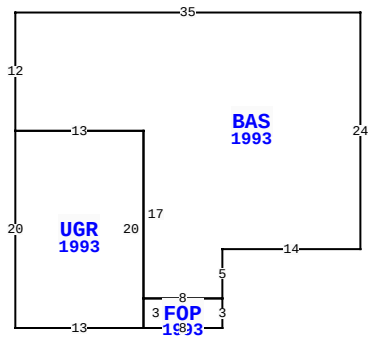
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	724	100	1993	724	63,837
FOP	24	30	1993	7	618
FUS	840	100	1993	840	74,065
UGR	260	45	1993	117	10,317
TOTALS	1,848			1,688	148,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,688	101.5000	101.50	171,332	1953	2003	0	0	0	13.13	86.87

1 SINGLE FAM – 0% - 0 Heated Area: 1564 HX Base Yr





515 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1953	1953	3	20	400	
2	0810	CONCRETE A	0	0	0	0	975.00	SF	6.50	6.50	100	1953	1953	3	20	1,268	
3	0476	VF 6 SBPL	0	0	0	0	39.00	LF	32.00	32.00	100	2012	2012	3	81	1,011	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	148,836
TOTAL MARKET OB/XF VALUE	2,922
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	331,758
SOH/AGL Deduction	49,681
ASSESSED VALUE	282,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,077
TOTAL JUST VALUE	331,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210709	REPAIR/RRF	0	09/01/2021
20111581	VINYL FENCE	5,665	09/08/2011
20100373	REPIPE	1,400	03/02/2010
20100378	H/AC	5,500	03/02/2010
20100379	REMODEL	1,500	03/02/2010
2002852	REPAIR/RRF	5,200	05/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1992/1330	7/21/2015	SW	U	I	12	136,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CLARK BLAIR & KAY						
1971/1883	4/10/2014	WD	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S12 UGR=[YR=1993] S20 E13 FOP=[YR=1993] E8N3W8S3$ N20 W13$ E13S17 E8N5E14 N24$PTR= N10 FUS=[YR=1993] N24 W35 S24 E35$ S10$.

LAND DESCRIPTION

TOTAL OB/XF 2,922

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	MU-1	90.00	230.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 11/30/2021 BY RKA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS